

ACHS SUMMARY FORM

M:26-8

(date entered 5-12-90)

1. Name: Rose Hill

MAGI #1650145404

(#assigned 11/86)

2. Planning Area/Site Number: 26/8

3. M-NCPPC Atlas Reference: Map 15

Coordinate F-13

4. Address: Falls Road, Rockville

5. Classification Summary

Category buildingPrevious Survey Recording MNCPPCOwnership privateTitle and Date: Historic Sites Inventory
1976Public Acquisition N/AStatus occupiedAccessible noFederal State x County x Local Present use private residence

6. Date: 1830-1849

7. Original Owner: Eliza and Lewis Beall

8. Apparent Condition

a. excellentb. alteredc. original site

9. Description: Rose Hill is a 2½ story farmhouse which has been enlarged on almost every side. It faces south in a quietly lovely setting approached from Falls Rd. by a long, tree-lined driveway. The main block is 5 bays by 3 bays, with a large stone chimney in the center. The cross-gable roof is covered with slate, and the returned cornice is decorated. Three facades of this frame house are veneered with stone. The south facade has a center gable with a central oval window. The wooden paneled central door is topped by an arched panel. A metal topped oriel window is on either side of the door, and a large open slate-floored porch with iron railing runs the length of the main block. To the east of the main block is a 1 bay by 5 bay gable-roofed addition; this has a transomed and sidelighted doorway and covered portico at the side entrance. Most windows in the house are six-over-six double-hung. There is also a 1 story windowed porch with brick foundation and large iron-railed balcony on this facade. The north (rear) facade presents a variety of gable ends which reflect the many additions to the house. Here the cream-colored clapboard is not stone-veneered. The landscaping surrounding the house is mature, and there are informal plantings on all sides.

10. Significance:

This tract was given in 1803 by Richard Wootton to his daughter, Eliza after her marriage to Lewis Beall. An earlier house was destroyed and this one built probably between 1830-1849.

After Beall's death Eliza married Rev. John Mines, a Presbyterian minister as well as teacher, and principal of Rockville Academy. Mines named the property "Rose Hill", and wrote poetry about it. After Eliza died, Mines married Mary Dunlop, who "victorianized" the house in the half century she lived there with her sister, Henrietta.

Following other intermediary owners, the present resident purchased Rose Hill in 1935, modernizing the structure. Chestnut Lodge, a psychiatric institution, was founded by the same family in a neighboring house in 1910, and the lands are contiguous.

Eileen McGuckian - Arch. Description

11. Researcher and date researched: Anne W. Cissel 6/79

12. Compiler: Margaret Coleman

13. Date Compiled: Sept. 1979

14. Designation
Approval

15. Acreage: approx. 25 acres

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Rose Hill

2 LOCATION

STREET & NUMBER

Falls Road

CITY, TOWN

Rockville

VICINITY OF

CONGRESSIONAL DISTRICT

8

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☐ YES: UNRESTRICTED☒ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Dr. and Mrs. Dexter Bullard

Telephone #: 762-3666

STREET & NUMBER

500 West Montgomery Avenue

CITY, TOWN

Rockville

VICINITY OF

STATE, zip code

Maryland 20850

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #: 1624

Folio #: 228

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland 20850

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

M-NCPPC Inventory of Historical Sites

DATE

1976

☐ FEDERAL ☐ STATE ☒ COUNTY ☒ LOCALDEPOSITORY FOR
SURVEY RECORDS

Park Historian's Office

CITY, TOWN

Rockville

STATE

Maryland 20855

7 DESCRIPTION

| CONDITION | | CHECK ONE | CHECK ONE |
|---|---------------------------------------|---|---|
| <input checked="" type="checkbox"/> EXCELLENT | <input type="checkbox"/> DETERIORATED | <input type="checkbox"/> UNALTERED | <input checked="" type="checkbox"/> ORIGINAL SITE |
| <input type="checkbox"/> GOOD | <input type="checkbox"/> RUINS | <input checked="" type="checkbox"/> ALTERED | <input type="checkbox"/> MOVED DATE _____ |
| <input type="checkbox"/> FAIR | <input type="checkbox"/> UNEXPOSED | | |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Rose Hill is a two-and-a-half story farmhouse which has been enlarged on almost every side. It faces south in a quietly lovely setting approached from Falls Road by a long, tree-lined driveway. The main block is five bays by three bays, with a large stone chimney in the center. The cross-gable roof is covered with slate, and the returned cornice is decorated.

Three facades of this frame house are veneered with stone. The south (front) facade has a center gable with a central oval window. The wooden paneled central door is topped by an arched panel. A metal topped oriel window is on either side of the door, and a large open slate-floored porch with iron railing runs the length of the main block.

To the east of the main block is a one bay by five bay gable-roofed addition; this has a transomed and sidelighted doorway and covered portico at the side entrance.

Most windows in the house are six-over-six double-hung. The west facade has two large oriel windows.

There is also a one story windowed porch with brick foundation and large iron-railed balcony on this facade.

The north (rear) facade presents a variety of gable ends which reflect the many additions to the house. Here the cream-colored clapboard is not stone-veneered.

The landscaping surrounding the house is mature, and there are informal plantings on all sides.

CONTINUE ON SEPARATE SHEET IF NECESSARY

| PERIOD | | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | |
|---|---|--|---|--|--|
| <input type="checkbox"/> PREHISTORIC | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC | <input type="checkbox"/> COMMUNITY PLANNING | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION | |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> ARCHEOLOGY-HISTORIC | <input type="checkbox"/> CONSERVATION | <input type="checkbox"/> LAW | <input type="checkbox"/> SCIENCE | |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> AGRICULTURE | <input type="checkbox"/> ECONOMICS | <input type="checkbox"/> LITERATURE | <input type="checkbox"/> SCULPTURE | |
| <input type="checkbox"/> 1600-1699 | <input type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input type="checkbox"/> SOCIAL/HUMANITARIAN | |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER | |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION | |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input checked="" type="checkbox"/> OTHER (SPECIFY) Local History | |
| | | <input type="checkbox"/> INVENTION | | | |

SPECIFIC DATES c. 1830 - 1849

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Rose Hill is located on part of "Exchange & New Exchange" surveyed in 1720. Four hundred and forty acres were sold to Richard Wootton in 1784,¹ and he gave this acreage to his daughter Eliza in 1803, after her marriage to Lewis Beall. There was a dwelling house on this property prior to Lewis Beall's death in 1816,² but its date of construction is unknown, and it is presumed to have been destroyed early in the 19th century. Another house was built, possibly between 1830-1849.

The name "Rose Hill" is first publicly given to this site in 1837 in poetry,³ written by Rev. John Mines, who married Eliza Wootton Beall after the death of her first husband. The Woottons, Bealls, and Mines were all involved in the formative years of Montgomery County, in the fields of government, agriculture, education and religion. Mines was pastor of the Presbyterian congregations located in Bethesda and Cabin John/Rockville, as well as teacher and principal of the nearby Rockville Academy.⁴

After Eliza's death in 1840 the 71 year old Rev. Mines married a member of the Dunlop/Peter merchant family. Mary Dunlop Mines purchased "Rose Hill" and 162 acres from the heirs of Eliza in 1846,⁵ and lived there with her sister, Henrietta, until her death in 1877. After Henrietta's death in 1894, a cousin, attorney Edward Peter, acquired the property.⁶ During the long occupation by the Dunlop sisters alterations and additions to the earlier home were made to Victorian standards of style.

Following his purchase of the property, Edward Peter sold off 115 acres of the prime farmland to Edwin West, a builder who had constructed many Rockville homes.

In 1899, the house and remaining 46 acres was sold to Dr. Claibourne Mannar, county health officer.⁷ He lived in Rose Hill until 1912 and sold Rose Hill in 1914 to James Sommerville and Rose Dawson.⁸

In 1935, the era of the modern "Rose Hill" began with the purchase by Dr. Dexter Bullard and his wife.⁸ They extensively remodelled and modernized the house between 1935-1937. Rose Hill was now adjacent to the famed sanitarium, Chestnut Lodge, founded by Dr. Ernest Bullard in 1909. During the next few years Dr. and Mrs. Bullard succeeded in re-assembling most of the original acreage. They still own and occupy Rose Hill.

FOOTNOTES:

See Attachment Sheet A

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Attachment Sheet A

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATAACREAGE OF NOMINATED PROPERTY Approximately 25 acres

VERBAL BOUNDARY DESCRIPTION

Bounded on the East by Falls Road, on the North by Chestnut Lodge, on the West by property of Dr. Richard Buckingham, and on the south by Julius West Jr. High School.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Anne W. Cissel

Eileen McGuckian
Architectural Description

ORGANIZATION

Sugarloaf Regional Trails

DATE

6/79

STREET & NUMBER

Box 87

TELEPHONE

926-4510

CITY OR TOWN

Rockville

STATE

Maryland 20753

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

"Rose Hill"

FOOTNOTES:

1. Land Records of Montgomery County, Md., L/333.
2. Judgment Record, F/136 (1823-1825).
3. Mines, John. The Infant: A Poem in Four Books. Library of Congress, Rare Book Collection.
4. Clark. Spirit of Captain John.
5. Land Records, Op. Cit., STS 2/57.
6. Ibid., JA 51/43.
7. Ibid., TD 12/82.
8. Ibid., 242/402.
9. Ibid., 598/343.

BIBLIOGRAPHY

Montgomery County Land, Judgment, Will and Tax Records.

Maps: Martinet & Bond, 1865.
Hopkins, Atlas of Montgomery County.

Books: E & E. Clark. The Spirit of Captain John, New York; Carleton Press, Inc. 1970, pp 110-127.

Mines, John, The Infant: A Poem in Four Books. Library of Congress, Rare Book Collection.

Photographs: Montgomery County Historical Society, Photo #066-001-030
and reproduced in Society's Montgomery County Story, Vol. 17,
No. 4.

Other records of Historical Society, including family histories, and
general reference works relating to county.

1606895604

M: #26-8

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

| | | | | | |
|--|--|---|---|---|---------------------------------------|
| 1. NAME | | | | | |
| COMMON: | | | | | |
| Rose Hill | | | | | |
| AND/OR HISTORIC: | | | | | |
| 2. LOCATION | | | | | |
| STREET AND NUMBER: | | | | | |
| Falls Rd. | | | | | |
| CITY OR TOWN: | | | | | |
| Rockville | | | | | |
| STATE | | | COUNTY: | | |
| Maryland | | | Montgomery | | |
| 3. CLASSIFICATION | | | | | |
| CATEGORY (Check One) | | OWNERSHIP | | STATUS | ACCESSIBLE TO THE PUBLIC |
| <input type="checkbox"/> District | <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Public | Public Acquisition: | <input checked="" type="checkbox"/> Occupied | Yes: |
| <input type="checkbox"/> Site | <input type="checkbox"/> Structure | <input checked="" type="checkbox"/> Private | <input type="checkbox"/> In Process | <input type="checkbox"/> Unoccupied | <input type="checkbox"/> Restricted |
| <input type="checkbox"/> Object | <input type="checkbox"/> Both | | <input type="checkbox"/> Being Considered | <input type="checkbox"/> Preservation work in progress | <input type="checkbox"/> Unrestricted |
| <input checked="" type="checkbox"/> No | | | | | |
| PRESENT USE (Check One or More as Appropriate) | | | | | |
| <input type="checkbox"/> Agricultural | <input type="checkbox"/> Government | <input type="checkbox"/> Park | <input type="checkbox"/> Transportation | <input type="checkbox"/> Comments | |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Private Residence | <input type="checkbox"/> Other (Specify) | | |
| <input type="checkbox"/> Educational | <input type="checkbox"/> Military | <input type="checkbox"/> Religious | | | |
| <input type="checkbox"/> Entertainment | <input type="checkbox"/> Museum | <input type="checkbox"/> Scientific | | | |
| 4. OWNER OF PROPERTY | | | | | |
| OWNER'S NAME: | | | | | |
| STREET AND NUMBER: | | | | | |
| Falls Rd. | | | | | |
| CITY OR TOWN: | | | STATE: | | |
| Rockville | | | Maryland | | |
| 5. LOCATION OF LEGAL DESCRIPTION | | | | | |
| COURTHOUSE, REGISTRY OF DEEDS, ETC: | | | | | |
| Montgomery County Courthouse | | | | | |
| STREET AND NUMBER: | | | | | |
| CITY OR TOWN: | | | STATE: | | |
| Rockville | | | Maryland | | |
| Title Reference of Current Deed (Book & Pg. #): | | | | | |
| 6. REPRESENTATION IN EXISTING SURVEYS | | | | | |
| TITLE OF SURVEY: | | | | | |
| DATE OF SURVEY: | | | | | |
| <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local | | | | | |
| DEPOSITORY FOR SURVEY RECORDS: | | | | | |
| STREET AND NUMBER: | | | | | |
| CITY OR TOWN: | | | STATE: | | |

SEE INSTRUCTIONS

M: 26-8

| 7. DESCRIPTION | |
|--|---|
| CONDITION | (Check One) |
| | <input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed |
| | <div style="display: flex; justify-content: space-between;"> <div> (Check One) <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Unaltered </div> <div> (Check One) <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site </div> </div> |
| DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE | |
| <p>This is a five-bay, nineteenth-century farmhouse that was covered with a stone veneer in the twentieth-century.</p> | |

SEE INSTRUCTIONS

M:26-8

6. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|---|---------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | losophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

M:26-8

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

| LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY | | | O R | LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES | | |
|--|-------------------------|-------------------------|--------|---|-------------------------|--|
| CORNER | LATITUDE | LONGITUDE | | LATITUDE | LONGITUDE | |
| | Degrees Minutes Seconds | Degrees Minutes Seconds | | Degrees Minutes Seconds | Degrees Minutes Seconds | |
| NW | ° ' " | ° ' " | | ° ' " | ° ' " | |
| NE | ° ' " | ° ' " | | ° ' " | ° ' " | |
| SE | ° ' " | ° ' " | | ° ' " | ° ' " | |
| SW | ° ' " | ° ' " | | ° ' " | ° ' " | |

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:

Michael F. Dwyer, Senior Park Historian

ORGANIZATION

M-NCPPC

DATE

5/14/75

STREET AND NUMBER:

8787 Georgia Ave.

CITY OR TOWN:

Silver Spring

STATE

Maryland

12.

State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National ☐ State ☐ Local ☐

Signature



NAME ROSE HILL

M: 26-8

LOCATION

FALLS RD, ROCKVILLE, MD.

FACADE E

PHOTO TAKEN

5/14/75

M. DWYER